

SAINT PAUL PIONEER PRESS

Man sues St. Paul police over alleged beating

■ Claims he was attacked, chained to hospital bed

MOLLY GUTHREY STAFF WRITER

A St. Paul man is suing the city of St. Paul as well as three St. Paul police officers, saying that he was beaten during a traffic stop in January.

David Edward Ellis is alleging civil rights violations, assault and battery, false imprisonment, police use of excessive force and in-

friction of emotional distress in the lawsuit filed Friday in U.S. District Court in St. Paul.

St. Paul Police Chief William Finney referred calls to the St. Paul city attorney's office, but efforts to reach attorneys handling the case late Wednesday afternoon were unsuccessful.

In the lawsuit, Ellis says a police officer stopped him after he pulled into the SuperAmerica on Seventh and Wall streets in St. Paul on Jan. 31. According to the lawsuit, the officer was upset that Ellis questioned why he was being stopped.

The officer "physically attacked Plaintiff David Ellis while he was peacefully standing in accordance with the officer's command against his car with his hands on his head," the suit alleges. Ellis also said the officer sprayed mace in his face.

During the incident, Ellis said another police officer arrived and both officers beat him as he was handcuffed and lying on the ground. He also said another officer arrived at the scene and "could be heard demanding a halt to the attack."

Ellis said he also was treated

improperly at the hospital, where he was handcuffed to a bed and "forced to wait a couple of hours" before he was treated for his injuries.

He said he was not allowed to call his wife to discuss his treatment options after a doctor told him "that he had blood on his brain sac and that the hospital wanted to put him on an intravenous treatment to prevent a coma." Instead, he was handcuffed to a bedpost again for a couple of hours before he was allowed to call home.

St. Paul council passes rental inspections policy

■ Measure would make checks routine; mayor threatens veto

ANN BAKER STAFF WRITER

Ignoring a threatened mayoral veto, the St. Paul City Council approved a regular inspections policy for rented houses and duplexes by a vote of 4-2 with one abstention. The startup date for owners to obtain certificates of occupancy is March.

Mayor Norm Coleman, who is on vacation, intends to veto the ordinance, said Deputy Mayor Tim Marx. It would be Coleman's fourth veto in nearly four years.

"The mayor supports the goals to ensure that quality of housing increases and intends to have a program by the end of the year," mayoral aide Peter Hames told the council. The problems, he said, were potential costs and the mayor's preference for inspections based on complaints.

"I'd be sorry to see the mayor

veto an effort to turn around substandard houses in the city," said Council Member Bobbi Megard, who introduced the measure. "We are taking houses down week after week. This ordinance is trying to get ahead of that."

Co-sponsor Council Member Dan Boström said, "We've been waiting a long time to deal with this. These are businesses."

An amendment from an earlier proposal calls for inspectors to give priority to properties that have a history of complaints and

noncompliance. Another amendment schedules routine inspections every four years instead of every two. It may take 10 years to get the program up to speed.

Opposing votes came from Council Member Jerry Blakey, who fears the program will backfire and lead to more demolitions and homelessness, and Council Member Mike Harris, who said it would impose overly strict standards for aging properties that may be adequate, if not up to code.

FIREFIGHTERS

king ramp with city aid of \$15 million in tax increment financing, which will be furnished in the form of a loan from the company at a relatively high interest of 10 percent. The council unanimously approved the deal in late February.

FIREFIGHTERS find marijuana

Paul firefighters responded to a house fire that turned out to be a drug bust Tuesday night at Reaney Ave., police said. One occupant of the house, gone with the fire department arrived, called 911 to report the blaze. It started in a wall above an electrical panel in the kitchen at 11:25 p.m., fire investigator E. Novak said.

When we got there, no one was inside," he said.

Minutes later, firefighters removed 107 marijuana plants from the basement, Novak said. They were notified and came to locate the indoor marijuana and accompanying drug paraphernalia.

A fire, which caused an estimated \$25,000 in damage, have been caused by a power overload related to the lighting and heating system necessary to cultivate marijuana, he added.

They were still investigating Tuesday afternoon, but were told the owner or renter of the property for possible charges.

■ Jury indicts man

year-old St. Paul man was

PHA 011363

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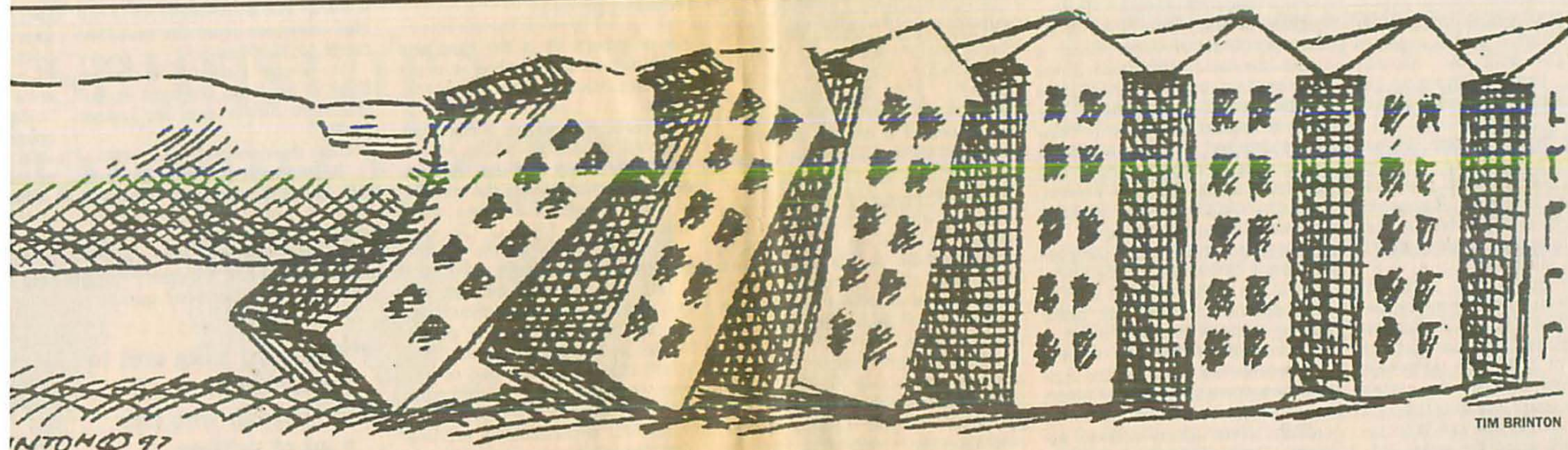
WEDNESDAY, NOVEMBER 12, 1997

ST. PAUL PIONEER PRESS

LETTERS TO THE EDITOR
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OPINION

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TIM BRINTON

Household

PRO: Measure would help halt slide
of buildings, neighborhoods, tax base

The St. Paul City Council considers today whether to require rental properties of fewer than three units — single-family homes and duplexes — to undergo the same inspections as higher-occupancy properties.

tion, including eviction, from their landlords. This is especially true around colleges, where there is a great demand for rental housing. But it is also true whenever

gram to improve the city's housing stock, the city needs to work with landlords to bring properties into compliance. Funds will be needed to make required repairs.

OF BUILDINGS, NEIGHBORHOODS, TAX BASE

St. Paul's City Council today is to consider adopting an ordinance to require regular inspections for single-family houses and duplexes. Currently, St. Paul requires these certificate of occupancy inspections for rental properties of three units and larger. Houses and duplexes are inspected only if someone calls with a complaint.

Some landlords are asking, Why add government regulations to the smaller rental industry? Because in neighborhoods across the city, we see serious deterioration of rental property.

The facts:

- Every week the City Council must act on demolition orders and tell property owners to remove or repair their vacant buildings or the city will demolish them.
- Since 1991, more than 500 houses have

ROBERTA MEGARD
GUEST COLUMNIST

been demolished.

■ Each year the city's vacant building list contains more than 400 buildings, despite years of effort to address vacant properties. Most of these buildings are vacant because they were allowed to deteriorate.

■ There are an estimated 600 vacant lots in the city. These lots formerly held houses, which brought in property taxes. With demolition or deterioration, the value drops and other properties must pay more property taxes to compensate.

■ Half the city's chronic problem properties are rental.

■ Rental units are 17 percent of the city's single-family and duplex properties, but generate approximately 50 percent of the complaints.

The complaint-based system is not sufficient. First, a significant number of tenants won't complain because they fear retribu-

demand exceeds supply, as we are beginning to see throughout the metropolitan region.

Second, while the city can order a repair, the punishment is often a minor fine. If a certificate of occupancy is required, landlords could be prevented from renting until the necessary repairs are made. This provides an economic incentive to repair the property quickly.

Third, the complaint may come so late in the deterioration process that demolition makes more economic sense than repair.

The certificate of occupancy requirement sets a community standard: Landlords who run a business will need to keep their properties up to code. The requirement, to keep properties in compliance with the city's current property maintenance and fire codes, is not onerous, and enforcement of these codes ensures safe, sanitary, sound housing for tenants. They reduce blight and improve the quality of life in neighborhoods.

For this certificate of occupancy pro-

Fortunately, landlords will see a reduction in their property taxes next year due to legislative changes in the tax rates. For example, a rental house valued at \$100,000 should pay \$625 less in 1998 than in 1997. Presumably landlords will use these dollars for repairs. In addition, there is City Council support for a loan program for repairs using neighborhood sales tax proceeds.

Based on past experience with larger rental properties, we also anticipate that inspected residential properties will have a lower fire loss than noninspected properties.

For more than 10 years, city plans have recommended considering an expanded certificate of occupancy program to prevent housing deterioration. We can't wait any longer, for as housing deteriorates, the city's tax base falls. Farmers would tell us we are eating our seed corn.

Megard is a St. Paul City Council member and co-sponsor of the proposal.

CON: Plan would punish widely
and still miss the problems targeted

The proposal to mandate regular inspections of every nonhomesteaded single-family and duplex home in the city unfairly burdens all St. Paul citizens and will not resolve specific concerns.

The proposal would increase regulation, bureaucracy and city costs; burden an already overlaid inspection system; raise rents, discourage investment in the city and intrude on tenants' quiet enjoyment of their homes; and discriminate against renters and rental property.

Consider the following perceptions and reality.

Perception: All landlords are rich. All rent money simply lines the pockets of the owners. Landlords will not maintain their rental properties unless they are forced to

do so. The Minnesota Legislature just authorized a large tax break for rental properties.

Reality: Most rental property owners are small-business people who are struggling to make ends meet. Most rental properties in the Twin Cities have very slim profit margins and have incomes that barely allow for repair of tenant-caused damage and basic maintenance, let alone improvements and aesthetics. The properties affected by this ordinance will receive a negligible reduction in tax rate (only about 7 percent).

Perception: This ordinance will reduce the number of condemned and demolished buildings, thus helping maintain safe, livable housing in St. Paul.

Reality: The financial burden of costly repairs cannot be met by many rental property owners and would likely result in

an increase in the number of abandoned properties. The increased cost due to inspections and code compliance will result in higher rents, which will decrease the number of affordable housing units for moderate- to low-income tenants.

Perception: This ordinance will decrease the number of "problem properties" that have a negative impact on neighborhoods.

Reality: "Problem properties" are caused by many factors, very few of which are addressed by the Building Maintenance Code. The code does not address behavior problems of tenants, such as loud parties, unruly guests and drug activity. The code does not address aesthetics such as landscaping, paint color or mismatched siding. Code enforcement may result in no visible change to the exterior of the building.

Perception: The existing complaint-based system is not working.

Reality: The existing system is not being properly utilized. The complaint-based system is a better use of city money because it focuses resources on the small percentage of problems, rather than wasting them on the thousands of properties where

enforcement is unnecessary. The specter of intimidation and retaliation by landlords is inflated and discriminatory. A recent survey of renters in the Twin Cities indicated a high rate of satisfaction with landlords and apartments.

Please don't automatically demonize a neighboring property owner as an uncaring "absentee landlord." Make an effort to meet them as friends and neighbors. Include them as members of the community. Don't assume that owners are aware of everything that goes on at their properties. Inform them of problems before they get out of hand. (Ownership of rental property is supposed to be posted at the property.)

The St. Paul Association of Responsible Landlords has been gratified by the support and encouragement that we have received from many city departments and their employees, and from the City Council. With an attitude of trust and respect, we intend to continue working with the city toward our common goals.

Buche is president and Schmidt vice president of the St. Paul Association of Responsible Landlords.

PHA 011390

From: Jon Gutzmann
To: Lesch, John
Date: 9/19/00 3:48PM
Subject: Re: Section 8 Inspection

Hi John.

The general answer is that Section 8 Housing Quality Standards (HQS) are a national "minimum standard," if you will, and in Minnesota, are less stringent than our local code in almost every category.

We have actual side by side comparisons of HQS and the St. Paul Code that we prepared a few years ago for Council Member Lantry's various rental housing initiatives. We can send that to you as well as our position paper supporting the use of the more restrictive City Code versus HQS (assuming other the other proposed "Lantry reforms" were made) if you want more detail.

I will likely be on paternity leave by the end of this week, so I will copy this message to Barb Sporlein and Al Hester for our follow up.

>>> "John Lesch" <john.lesch@ci.stpaul.mn.us> 09/18/00 07:13PM >>>
Hello John:

You may remember me from last year. I took Jennifer Billig's job with Chris Coleman. I was wondering if you could help me out with a question. What does the PHA inspection for Section 8 involve? How is it different, or enhanced, from the standard St. Paul housing code requirements?

John Lesch
Legislative Aide to
Councilmember Chris Coleman
(651) 266-8620

CC: Hester, Al; Sporlein, Barb

DEPARTMENT OF FIRE AND SAFETY SERVICES
Timothy K. Fuller, Fire Chief

DIVISION OF FIRE PREVENTION
Steven Zaccard, Fire Marshal



CITY OF SAINT PAUL
Norm Coleman, Mayor

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MEMORANDUM

TO: Housing Coordination Team
 Gary Peltier, Chair Chris Lukesh Neal Holton
 Jon Gutzmann Dick Gardell Ken Ford
 Katy Linblad Pam Hutton Chuck Votel

FROM: Fire Marshal Steven Zaccard *[Signature]*

DATE: January 18, 1995

RE: Comparison of Housing Standards

Attached are the comparisons between the city's Property Maintenance Code (Ch. 34) and the Housing Quality Standards used for Section 8 housing. This was requested of us by the Community and Economic Development Committee. It was faxed to the committee's staffer, Vickie Scheffer, today.

Al Hester and the PHA have to date only had a cursory look at a draft of this, and as such, have only requested minimal changes so far. Please see Al's January 17 memo that is attached.

Of the ninety-four (94) comparisons made, the Housing Quality Standards were:

less strict.....77 items (82%)
 same.....12 items (13%)
 more strict.....3 items (3%)
 undetermined.....2 items (2%)

Ironically, two of the three items where the Housing Quality Standards exceeded the Property Maintenance Code were items relating to fire safety. That is because we follow Minnesota Statutes pertaining to fire extinguishers and smoke detectors and the Housing Quality Standards exceed those statutory requirements.

Attachment

PHA 011488

COMPARISON OF HOUSING STANDARDS

Exterior Property Areas	St. Paul Property Maintenance Code	Section 8 Standards or Page#	Is Section 8 More or Less Stringent
Sanitation	34.08(1) Maintained free from any accumulation of garbage, mixed municipal solid wastes, animal feces or refuse.	8.4 - Not covered	Less
Grading/Drainage	34.08(2) Graded & maintained to minimize accumulation of water.	10 - Major evidence of flooding or drainage problems	Less
Ground Cover	34.08(3) Maintained to control erosion, dust & mud.	Not covered	Less
Extermination	34.08(4) Owner responsible to exterminate.	Not covered	Less
Accessory Structures	34.08(5) Maintain structurally sound and in good repair.	10 - Pose serious hazard	Less
Outside Storage	34.08(6) Unlawful to accumulate, to constitute a nuisance or rodent harborage.	8.4 - No heavy accumulation	Less
Parking lots/paving	34.08(7) All parking spaces shall be paved.	Not covered	Less
Refrigerators/ stored containers	34.08(8) Not without removing the doors, hinges or latches.	Not covered	Less
Exterior Lighting	34.08(9) Exterior lighting at garages & surface parking is required.	Not covered	Less
Exterior Structures	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Foundations	34.09(1)(a) Adequately support the building.	4 - Sound and free from hazards. *	Less
Exterior Walls/holes	34.09(1)(b) Free of holes, breaks, loose or rolling boards or timbers	5 - Free from hazards *	Less
Exterior Walls/painting	34.09(1)(c) Protected from the elements	5 - Free from lead based paint*	Less
Lead paint	34.09(1)(d) Shall not be equal or greater than 1/2 of one percent (0.5%)	6 - Treated adequately or covered	Less
Roof	34.09(1)(e) Tight and without defects	5 - Unsound or hazardous *	Less
Stairs, porches, decks	34.09(2)(a)(b) Constructed safely and capable of supporting a load determined by the Building Code	4 & 5 - Free from hazards and does not pose a danger to tenants.	Less
Balustrades	34.09(2)(c) Compliance with Building Code	4 & 5 - Can have noted defects	Less
Handrails	34.09(2)(b) More than three (3) risers high	3 - Can have noted defects	Less

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Windows/sashes	34.09(3)(b) Substantially tight and in sound condition	3 - Moderately deteriorated would pass	Less
Window hardware/locks	34.09(3)C Locks required up to and including second story	1.4 (63) - Required but can be nailed unless needed for egress and ventilation	Less
Screens	34.09(3)e Required for windows for ventilation and other outside openings used for ventilation	8.12 or page 10 Windows below fourth floor	Less
Basement windows	34.09(3)d Constructed and maintained to prevent entrance of rodents and rain	Not covered	Less
Exterior doors	34.09(3)F Easily opened from inside without use of key; in good condition	Locking requirements only	Less
Dwelling entry door	34.09(3)i Substantially secure from illegal entry. Self closing fire door	1.4(62) Good condition & substantial locking arrangement	Less
Deadbolt locks	34.09(3)h 1 inch throw deadbolt required	2 & 3 - Must be lockable	Less
Locks/patio doors	34.09(3)l Removable track and device in upper track to prevent window from being lifted out	1.4 - Lockable and secure	Less

* Would pass unless directly affects unit occupied by tenant.

Interior Structures	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Basement/free from dampness	34.10(1) Maintained reasonably free	Not Covered	Less
Structural members	34.10(2) Maintained structurally sound	882.109(2) 165 Shall not have serious defects - free of safety hazard	Less
Stairs	34.10(3)a Constructed safely and capable of supporting a load determined by building code. (Rise/Run)	882.109(2) 165 Structurally sound	Less
Handrails	34.10(3)b More than three risers high	5.4 8.6 Four or more risers	Same
Sanitation	34.10(5) Maintained in a clean and sanitary condition	8.4 Free from heavy accumulation	Less
Extermination	34.10 Owner responsible for extermination	8.3 Free from infestation	Same
Walls/floors	34.10(7) Maintained in sound condition	882.109(2) 165 Shall not have serious defects	Less
Ceilings/woodwork	34.10(7) Maintained in sound condition	882.109(2) Shall not have serious defects	Less
Cabinets	34.10(7) Maintained in sound condition	Generally, shall not have serious defects	Less
Lead paint	34.10(8) Equal to or greater than one-half of one percent (.05%)	882.109(ii) 166 Compliance with HUD regulations	Undetermined

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Basic Facilities	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Toilet/handsink	34.11(1) Every dwelling unit shall contain	3 & 4 Must have	Same
Bathtub/shower	34.11(2) Every dwelling unit shall contain	3 & 4 Must have	Same
Bathroom Floor	34.10(4) Impervious to water	3.8 Check for severe problems	Less
Kitchen Sink	34.10(3) Required apart from hand sink	2.12 Required	Same
Stove/refrigerator	34.12(2) If provided, they are required to perform intended function	3 Required	More
Plumbing/sewer/water	34.11(4) Connected and working	2.12 79 Hot & cold water required	Same
Water Heater	34.11(5) Heat water to minimum 120 degrees	7.4 .14 Assure it does not present hazard	Less
Heating Facilities Minimum Temperature of 68 degrees	34.11(6) Capable of safely and adequately heating	7.1 (108) Provide adequate heat	Same
Space heaters	34.11(6) Properly installed, connected, maintained and capable of performing the function it was designed for	7.2 (108) Venting required	Less
Garbage/rubbish Storage & Removal	34.11(7)(8) Supplied with containers and removal	8.4 & 8.5 Adequately covered containers	Less

Occupancy	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Minimum ceiling height	34.13(1) 5 feet and at least 1/2 of floor area 7 feet or more	882.109(c) No specifics	Less
Required space/dwelling unit	34.13(2) 150 square feet for 1st occupant and 100 square feet for each after that	882.109(c) Adequate	Less
Required space/sleeping room	34.13(3) 70 square feet 1st occupant, 50 square feet there after	882.109(c) Adequate	Less
Escape window	34.13(4) 5.7 square feet	8.2 Page 2 Required; no size	Less
Access limitation/commercial areas	34.3(5) No habitable room bathroom or toilet room shall open directly into	Not covered	Less

Light and Ventilation	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Window/habitable Room	34.14(1)(a) At least one operable window	4.5 (92) Not required except in sleeping rooms	Less
Square Feet Natural Light	34.14(1)(b) 8% of floor area	3 No specifics	Less
Operable Window/kitchen	34.14(1)(C) Not required if unobstructed opening of 50% of common wall to adjoining is unobstructed	2.5 (75) Not required	Less

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Electric Service	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Adequacy	34.14(2)a Meets code	No codes required	Less
Outlets Required: Living room	34.14(2)b 120 square feet or less - two duplex outlets; each 80 additional square feet one duplex outlet	1.2 two in living room	Less
Bathroom	34.14(2)C Duplex GFCI convenience outlet	1.2 No outlet required	Less
Kitchen - 3 outlets/20 amp	34.14(2)C Three outlets & at least one supplied by separate twenty (20)	59 One outlet & light fixture	Less
Light Fixture - Hall/closet/bathroom/laundry room/furnace room	34.14(2)C One electrical light fixture	Adequate light	Same
Hallway/stairwell Lighting	34.14(2)d Shall be adequately lit at all times	1.2 Adequate light	Same
Basement Lighting/switch required	34.14(2)e Switch required at head of stairs	Not covered	Less
Fire Safety	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Flammable Liquid Storage	34.15(1) None at all	Page 111 Not in furnace room	Less
Exits Required	34.15(2) Meet Building Code requirements	8.2 Alternate fire exit	Less
Smoke Detectors	MS 299F.362 Required outside each sleeping area	10 Same; with requirements for hearing impaired	More
Occupant Responsibility	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Is Section 8 More or Less Stringent
Cleanliness	34.16(1) Tenant to keep unit in clean & in sanitary condition.	(Information covered in tenant manual)	Undetermined
Garbage Disposal	34.16(2) Tenant shall dispose of all his/her refuse and garbage	Not covered	Less
Use and Operation of Supplied Fixtures	34.16(3) Tenant shall keep supplied fixtures clean and sanitary	Not covered	Less
Care of Fixtures Provided by Occupant	34.16(4) Fixtures furnished by tenant shall be maintained	Not covered	Less
ADDITIONAL FIRE REQUIREMENTS ENFORCED IN RESIDENTIAL BUILDINGS			
Exterior	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Are Section 8 Standards More or Less Stringent
Keybox	MUFC 10.302 For keys to gain access to building	Not required	Less

Interior	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Are Section 8 Standards More or Less Stringent
Occupancy Separation/mixed	MUFC APP 1A(7) Provided as specified in the Building Code	Not required	Less
Evacuation Planning	LSC 31-6.51 Emergency instructions shall be provided to each living unit	Not required	Less
Fire Alarms/System Equipment	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Are Section 8 Standards More or Less Stringent
Fire Alarm System	MUFC 104(g) Required for 3 stories or 16+ units	Not required	Less
Fire Alarm Testing	MUFC 10.503 As required by Chief	Not required	Less
Other System Tests	MUFC 10.504(C) Quarterly or as required by Chief	Not required	Less
Fire Extinguishers	299F.361 Required more than 3 units	882.109(3) 166 Fire extinguisher shall be provided for all units	More
Fire Extinguisher Servicing	MUFC 10.504(a) Requires servicing yearly		Less
Exits	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Are Section 8 Standards More or Less Stringent
Number of Exits	MUFC APP(2) Every floor above the 1st story shall have access to at least two separate exits.	8.2(119) Meet local or state requirements	Same
Exit Obstructions	MUFC 12.104(a) Shall not be obstructed	8.2(119) Not obstructed	Same
Corridor Rating	MUFC APP 1A(2)(c) Occupant load of ten or more one hour resistive construction	Not covered	Less
Stair Enclosures/chutes	MUFC APP 1A(3) Enclosed by a minimum of one hour fire resistive construction	Not covered	Less
Storage Under Stairways	MUFC 12.109(c) Prohibited	Not covered	Less
Hall and Stairwell Lighting	34.14(2)(D) Required 5 foot candles/sq.ft.	Not covered	Less
Exit Signs	MUFC 12.111(a) 2 or more exits from story	Not covered	Less
Emergency Lighting	MUFC 12.110(a) Accordance with Building Code	Not covered	Less
Emergency Lighting Maintenance	MUFC 12.110(b) Maintained in operable condition	Not covered	Less

Basement/Utilities/ Condemnation	St. Paul Property Maintenance Code	Section 8 Standards or Page #	Are Section 8 Standards More or Less Stringent
Fire Resistive construction/maintenance	MUFC 10.601 Maintained as specified in the Building Code	Not covered	Less
Combustible Storage/furnace room	MUFC 11.303(b)(3) No combustible storage in furnace rooms	Same	Same
Woodstoves	Installed & maintained to code	Not covered	Less
Fire Safety Hi-Rise Requirements	St. Paul Property Maintenance Code	Section 8 Standards of Page #	Are Section 8 Standards More or Less Stringent
Fire Alarm System Test	MUFC 14.108(a) Tested in accordance with U.F.C. Standard 14-3	Not covered	Less
Systems Tests	MUFC 10.504(b) Fire & life safety systems to be tested	Not covered	Less
Fire Alarm/voice communications	MUFC 14.104(g) and UBC 1807 (d)(e) Accordance with building code requirements	Not covered	Less
Fire Exit Drills	LSC 31-1.5.1 Designed in cooperation with local authorities	Not covered	Less
Manual Shutdown of Air Handling	NFPA 90-1 Manual shutoff for Fire Department use	Not covered	Less
Smoke Control System Tests	MUFC 10.504(a) Shall be maintained & listed in accordance with recognized standards	Not covered	Less
Stairwell Unlocking	MUFC APP 1-8 6.11 Unlocked at least every 5th floor level	Not covered	Less
Duct Detectors	UBC 1807 (d) Shut down HVAC during fire	Not covered	Less

Hester, Al

From: Hester, Al
To: Gutzmann, Jon M.
Cc: Schnitker, Michele M.
Subject: Housing Coordination Team Mtg 1/4/95 - HQS and City Codes
Date: Thursday, January 05, 1995 9:12AM

Ken Ford and Gary Peltier reported on the CED Committee planning meeting the previous day -- CED really wants recommendations from HCTm on property standards and inspections. Chuck Votel, Steve Zaccard and Gary Briggs urged that HCTm propose that CED recommend to City Council a resolution urging City and PHA to merge standards into one (City Code). I said that was premature--we don't really know the implications yet. I also reminded them that CED told HCTm to get input from "stakeholders" on any recommendations, and that has not been done. Ken Ford agreed. He suggested a more general recommendation from CED that City and PHA look at ways to combine, eliminate conflicts, etc. I said we'd have to see the language, but the general recommendation was at least better than a more specific one. Votel will do a first draft and send it to us.

Fire Dept has not finished its comparison of code and HQS but will soon. (I reminded Zaccard that PHA wanted to review the draft before it went to CED. He seemed surprised but agreed. I'll call him today.)

The group understood that HUD has to approve HQS variations. Votel (like CSP) quoted the HUD reg/handbook on waivers -- With HUD Filed Office approval, HA may substitute local code for HQS. I repeated that local HUD staff feared more stringent standards would reduce the supply of affordable housing for Sec 8 holders. Votel and others thought the imminent changes in HUD might greatly increase local control. Who knows? They also thought that if the PHA requested a complete substitution and HUD refused, that took the City off the hook (with landlords, I guess).

Stay tuned. We should see the SPFD draft comparison of HQS and code soon, and Votel's draft resolution.